

WHISSONSETT PARISH COUNCIL

Minutes of a meeting held at 7.30pm in the Village Hall on Monday 9th September 2019.

Present: Cllr Sally Dye (Chair)
Cllr Bruce Andrews (Vice-Chair)
Cllr James Daniels
Cllr Catherine McGee
Cllr Caroline Edge
Cllr John Newton (arrived late)
Cllr Charles Holloway

Five members of the public
Sheryl Irving (Clerk)

1. Welcome and apologies for absence.

The Chairman welcomed everyone to the meeting. Apologies were received from C/Cllr Mark Kiddle-Morris.

2. To co-opt a new member to the Council.

Cllr Dye proposed that Mr Charles Holloway be co-opted as a member of the Council, this was seconded by Cllr McGee and agreed by Council. The Chairman welcomed Cllr Holloway who took his place at the table and signed his declaration of office form.

3. To receive any declarations of interest.

There were none received.

4. To approve the minutes of the meeting held on 8th July 2019.

Cllr Dye proposed that the minutes be accepted as a true record of the meeting, this was seconded by Cllr Edge and agreed by Council. The Chairman duly signed the minutes.

5. Open Forum for Public Participation.

The following footpath issues were raised by members of the public and steps will be taken to address them:

- Footpath 4 is blocked at the section where the County Council are responsible for cutting, Tittleshall Lane cannot be reached. There is a post set in the track to prevent vehicles using the track but which also prevents a tractor reaching the parts which need to be cut.
- Footpath 3 is blocked at the turkey farm – this section is in Tittleshall.

A member of the public felt that rural Norfolk was being ruined by insensitive planning decisions which did not respect the rural nature of the county.

6. County & District Councillors Reports.

In his absence, the Chairman read a report received from the C/Cllr which detailed the following:

The Chancellor’s Annual Spending Review committed an additional £1B for adult and children social care which will help support the local authority in meeting the rising demand for social care. Norfolk has the fastest growing over 65 age population in the country, with around 70% of the revenue budget spent on social care.

The Leaders Annual Review for 2018-19 is available on the County Council website.

A government grant is now available to households and businesses with low broadband speeds and details are on the Gov.UK website.

Councillors and members of the public were reminded to contact the Clerk with any highway defects as soon as they occur in order for them to be dealt with asap.

7. Planning Issues

a) Decisions to note.

Council noted the following decisions:

Application	Parish Council Comments	Current Breckland Status
<p>3PL/2019/0444/D Telephone Exchange, Mill Lane Erection of one dwelling - approval of reserved matters following outline permission 3PL/2017/0433/O.</p>	<p>Whissonsett Parish Council are concerned by the potential height of the proposed development and would expect height restrictions similar to those applied to nearby permissions 3PL/2018/0283/D and 3PL/2015/0401/F. The Council do not believe that the overall design is in keeping with the character of the village. The Council has an ongoing issue with Openreach parking vans on the highway north of this site on a daily basis to attend their equipment located on the site of this application. Having spoken with the applicant we would expect some parking provision adjacent to the road to reduce the frequent nuisance.</p>	<p>APPROVED</p>
<p>3PL/2019/0408/F Development plot next to The Paddocks, London Street Two bungalows. One Self-Build and one market housing – amended to one bungalow.</p>	<p>Whissonsett Parish Council observes that development on Plot 2 would protrude to the west of the line of development and gardens to the west of London Street. It would prefer not to see a spread of development beyond the existing, quite distinct line, away from the highway. Councillors have witnessed and been made aware of drainage issues in the northern end of London Street and would seek assurances that new development relying on existing drains would be adequately served by current capacity or that the relevant agency will make the required improvements before problems arise. Council had no objections to the application for one bungalow.</p>	<p>APPROVED</p>
<p>3PL/2019/0565/F 1 & 2 Sunnyside, London Street Two new 3 bedroom dwellings</p>	<p>Whissonsett Parish Council objects to this planning application. Policy HOU 05 of the emerging Breckland Local Plan states that: 2. Development must be of an appropriate scale and design to the settlement. The Parish Council considers this proposed development of two large dwellings to be too large in their scale in comparison to the current settlement. However, support would be given to an application for one, appropriately scaled dwelling. In addition, the Parish Council does not consider the access road to be adequate for a two-dwelling development in that the access road is too narrow as vehicles moving to and from</p>	<p>REFUSED</p>

	two properties could not pass one another in the narrow section once off the highway.	
3PL/2019/0798/O Land to the north of Rectory Road Outline planning permission for the erection of five dwellings including means of access (Cllr's Dye, Edge and Daniels declared an interest and did not take part in any Council decision.)	Whissonsett Parish Council make the following comments in respect of this application: The large four bedroom properties planned will all be £450,000+ to purchase, making them out of the reach of most local people. If Breckland were mindful of approving this application they should bear in mind that it would be much better for the village if the properties were smaller, two or three bedroomed properties which would then be in keeping with the village. The emerging Breckland Local Plan, Policy HOU5, states that development must be of an appropriate scale and design to the settlement, which this is clearly not. The access road is inadequate as it leads onto a narrow highway, well used by pedestrians, and, given the large size of the proposed properties which will likely mean at least 2-3 cars per property, there will be a large increase in traffic onto a very narrow road on which there is no capacity for two cars to pass, unless established hedges are removed, which Council object to. Policy HOU5 also states that any development should comprise of sensitive infilling and rounding off of a cluster of dwellings - any further development would not meet this requirement.	REFUSED
3PL/2019/0834/O - The Old Gravel Pit, Mill Lane. Outline planning for one residential dwelling	Whissonsett Parish Council has no objections to this application and believes that the development of one dwelling is suitable and potentially good use of a largely redundant site.	Undecided.

b) Applications to consider.

Council considered the following applications:

- i. 3PL/2019/0896/HOU - The Swallows, Wash Lane - Proposed replacement single storey extension and new pitched roof to replace flat roof extension.
Council raised no objections to this application.
- ii. 3PL/2019/0952/F – Holmdayle, London Road - Proposed new residential dwelling.
Cllr Dye proposed the following objection to this application:

The Parish Council object to this application as the proposed access, visibility splay, turning and parking for the proposed property is inadequate. There are existing issues with residents parking on London Street and on the Village Hall car park. This would also restrict access, turning and parking for the existing property, Holmdayle. The proposal, if permitted, would give rise to conditions detrimental to highway safety and, as such, conflict with Breckland Core Strategy Policy CP4 and the guidance in paragraphs 108 and 109 of the NPPF.

In addition, Policy HOU 05(1) of the emerging Local Plan states that development must comprise of sensitive infilling, however, this application would result in over-development of the existing site

Cllr Edge seconded the proposal and it was agreed by Council.

- iii. 3PL/2019/0940/F – Field between London Street & New Road - self build four bedroomed house with attached garage.

Cllr Daniels proposed the following response to this application:

The Parish Council objects to this application as Policy HOU 05(1) of the emerging Local Plan states that development must comprise of sensitive infilling and rounding off of a cluster of dwellings to an existing highway, this development plot is outside of the settlement boundary and is surrounded by agricultural land on all sides except one and would result in the intrusion of built development into the open countryside, detracting from the rural character of the area generally.

In addition, the unclassified roads serving the site are also inadequate for any additional traffic created by the development, by reason of their restricted width and lack of passing provision. The proposal, if permitted, would give rise to conditions detrimental to highway safety and, as such, conflict with Breckland Core Strategy Policy CP4 and the guidance in paragraphs 108 and 109 of the NPPF.

Finally, there is no evidence of any demand for additional four bedroom dwellings in Whissonsett. Many of the recently approved applications have been for larger properties and Council is of the opinion that further approval should only be considered for smaller two-bedroom, affordable housing applications.

Cllr Newton seconded the proposal and it was agreed by Council.

8. To consider any Highways matters.

a) To receive an update re matters previously reported.

The following updates were noted by Council:

- Footpath 5 – signage is required – replacement has been confirmed. The newly diverted route is now too steep and steps would be more appropriate.
- Grass cutting around Village Sign – no response from Broadland, the Clerk will write again.
- To ascertain responsibility for East and North View – no progress has been made although Flagship have confirmed they have no responsibility.
- Punch bag in Church Lanes – this has been removed.
- Drainage problems on London Street – no response received to a letter sent to Anglian Water.

b) To receive an update re Community Speedwatch.

Cllr McGee had been unable to progress this issue and was awaiting the return of the application forms from the volunteers.

c) To consider an application to the Parish Partnership Scheme for Highway Improvements – Potential pull-in at Telephone Exchange.

A quotation for the pull-in was expected to be available at the November meeting when a decision could be made. It was agreed to approach Open Reach for funding as the pull-in was required for their vehicles.

It was also agreed to seek quotations for village gates at three possible locations into the village.

d) To consider appointing a volunteer to monitor the public footpaths.

Two residents had kindly volunteered to become Footpath Wardens, this was accepted gratefully by Council.

9. To receive a report re the grass cutting.

The Village Hall car park is due to be weed sprayed shortly but the conservation area remains uncut. In addition, the contractor has not been recording the work as requested.

10. To consider any maintenance required for Spring Well, the Campingland railings & turnstiles.

No progress had been made on this issue but it was hoped to have quotations by the November meeting.

11. To consider issues relating to the Play Area.

a) To receive an update regarding the Play Area regeneration project.

The project has been completed and there has been a lot of positive feedback from users, both from residents and visitors to the village. It was agreed to submit an additional application for further funding, if retrospective applications were permitted.

The roof of the shelter, which had been damaged in the recent high winds, would be repaired shortly.

There had been an incident with a young child's foot becoming stuck in a piece of equipment and this was investigated by Council and resolved.

b) To receive an update regarding the resurfacing of the playing field drive.

This work has now been completed.

c) To consider repairs to play area fencing.

Some repairs had been carried out by the play equipment contractors and Cllr's Newton and Daniels will inspect and repair any other damage, where possible. They will also fit a self closing spring on the pedestrian gate and repair the larger gate.

d) To consider action prohibiting vehicles on the playing field site.

A resident had been spotted riding a motorcycle on the playing field, which is not permitted. It was agreed to purchase further signage and write to the culprit concerned. It was agreed the police should be contacted if this occurs again.

e) To consider approval of an annual play area inspection.

Cllr Dye proposed approval of an inspection, at a cost of £45, this was seconded by Cllr Newton and agreed by Council.

12. To consider any issues relating to the Allotments.

It was reported that an allotment would be allocated to a prospective new tenant on 1st January 2020.

13. To consider any issues relating to tree maintenance and to consider appointing a tree warden.

It was agreed to identify any trees the Council has responsibility for and Cllr Holloway was appointed as tree warden and will carry out regular inspections. A professional inspection is also carried out periodically.

14. To consider any actions raised at the Village walkabout.

No issues, other than those raised in respect of footpaths and set out at item 5 above, were raised.

The grass contractor will be reminded that the hedge in the North Lane needs cutting asap.

15. To consider the publication of a Parish Newsletter.

Cllr McGee had been unable to make any progress on this matter due to the lack of response from local clubs and organisations. She will continue to try to take this matter forward.

16. To consider the purchase of a sign for the Village Hall to publicise meetings.

Cllr McGee had been unable to make any progress on this matter due to the lack of response from local clubs and organisations. She will continue to try to take this matter forward.

17. Correspondence

Council noted the following correspondence:

- Police Parish Newsletter – July 2019
- Vattenfall Newsletter
- Review of Breckland Polling Districts
- RAF Benevolent Fund in Norfolk
- Farming & the Highways
- Thank you letter – play area project
- River Wensum Stakeholder Workshop – 8th October 2019
- Independent Living Skills Programme
- NALC – Community, Well-Being, Environment Initiative.
- Disability Network Norfolk Group.

18. Finance & Governance Matters

a) To receive financial statement for the year ending 31st March 2020.

Council received the financial statement and there were no queries raised. It was noted that the final cost of the play area for the Council was £12,234.65, some £6.40 above budget.

b) To consider dual-authorisation bank transfer payments.

Cllr McGee proposed that the Council move to online bank payments, this was seconded by Cllr Edge and agreed by Council.

c) To note the achievement of CiLCA by the Clerk and employment contract detail.

Council noted the CiLCA achievement and the increase of an additional pay scale as set out in the employment contract.

d) To consider adoption of the General Power of Competence.

Cllr Dye made the following proposal:

The Parish Council hereby confirms we meet the eligibility criteria for adoption of a General Power of Competence as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012. We further resolve to adopt a General Power of Competence.

This was seconded by Cllr McGee and agreed by Council. Accordingly, Whissonsett Parish Council now has General Power of Competence.

e) To consider any projects for the year commencing 1st April 2020.

There were no additional projects proposed for the year commencing 1st April 2020.

f) To approve the following payments:

Cllr Dye proposed approval of the following payments, this was seconded by Cllr McGee and agreed by Council.

• Clerk (Salary/Allowance – Aug/Sept)/CILCA/Expenses	£348.07
• Norfolk Age UK Donation (approved 8.7.19)	£50.00
• Breckland Council (Election costs)	£75.00
• Website Provision	£100.00
• Grounds Contractor (Playing Field Drive Resurfacing)	£540.00
• Mole Removal (Playing Field)	£120.00
• Play Area Contractors	£26,763.16

19. To receive any new items for the next agenda.

There were no new items received.

20. To note the next meeting will be held at 7.30pm on Monday 11th November 2019 in the Village Hall.

Council noted the date of the next meeting.

The meeting closed at 9.30pm.

Signed: _____

Date: _____